

PLANNING REPORT



GREENVILLE COUNTY
PLANNING DIVISION
CODE COMPLIANCE DIVISION

JUNE 2024

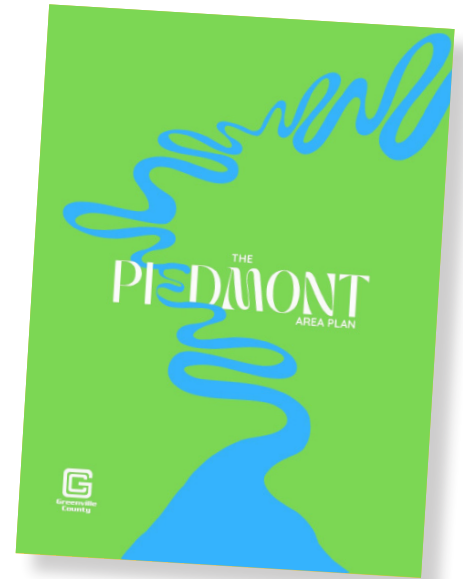


LONG-RANGE PLANNING

THE PIEDMONT AREA PLAN

Anderson County Council, on June 4, voted unanimously to adopt a resolution in support of The Piedmont Area Plan. Therefore, the plan is officially adopted in Anderson County. The plan provides a roadmap for the physical, social, and economic development of Piedmont in Anderson County. The plan document, while nonbinding, will serve as a guide to Anderson County Council, Planning Commission, and boards and committees when making decisions affecting the Piedmont community.

The plan adoption process in Greenville County is expected to begin on July 15 at the Planning and Development Committee meeting. According to this schedule, a Public Hearing would take place on August 19, followed by Planning Commission consideration at their August 28 meeting.



PIEDMONT DAM AND FOOTBRIDGE SMALL AREA MASTER PLAN



Studio Main provided a draft report, conceptual site plan, and renderings to Anderson and Greenville County staff in June following two stakeholder workshops in February and May. A conceptual plan and other supporting imagery are expected to be presented to the Piedmont community in August before refinement of the final report.

PLANNING WORKSHOP

On June 13, 2024, the Planning Division will convene an important workshop aimed at enhancing the understanding of commissioners regarding their roles, responsibilities, and the essential processes in County planning and community development. This educational session is designed to ensure that the commissioners are well-equipped to make informed decisions that align with the County's community developments goals and understand the local planning context. With a clear understanding of their roles and the planning tools at their disposal, commissioners can more effectively contribute to the County's growth and development and better collaborate with planning staff and the community. We look forward to a productive and enlightening session that will strengthen our collective efforts in creating a thriving, well-planned community.

HISTORIC PRESERVATION COMMISSION

This month the Commission will review an application for a Certificate of Appropriateness for the **Spring Park Inn in Travelers Rest**. This landmark structure was placed on the County's historic register at the request of the City of Travelers Rest so that rehabilitation work being done would meet best practices for historic preservation. The proposed work is for safety modifications to the upper level balustrade.

This month Historic Preservation Commissioner **Teresa Slack** was featured on local news channels for her work with Graceland Cemetery staff. Together they have identified the location of just under one thousand unmarked graves belonging to Judson, Dunean, and Brandon mill workers and their children, dating back to 1914. They plan to continue working to locate small metal grave markers that have likely been covered with topsoil.



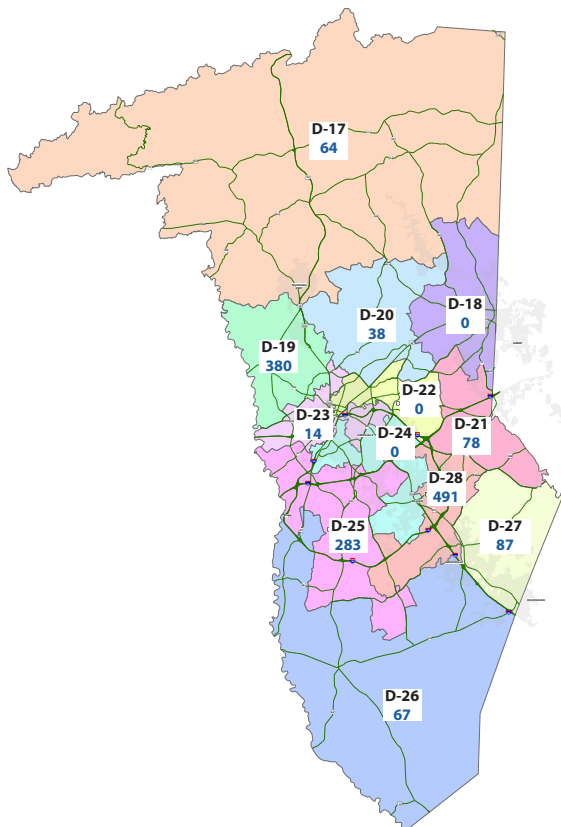
SUBDIVISION ADMINISTRATION

SUBDIVISION ACTIVITY

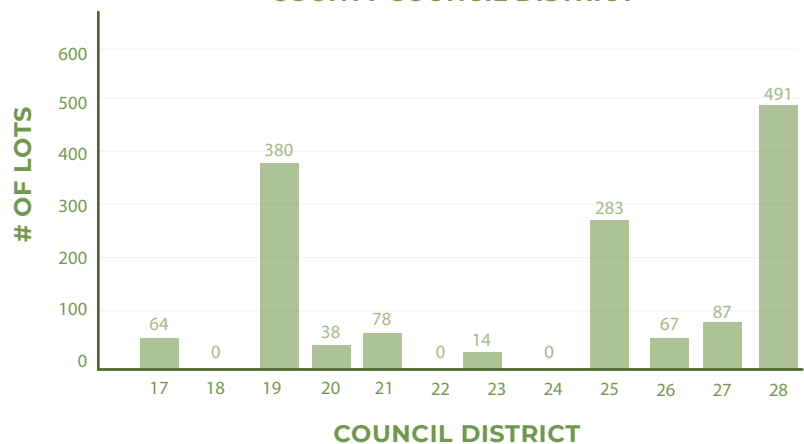
MAJOR SUBDIVISION PROPOSALS, MAY FY 2024

	May 2024 Total	July 23' - May 24'
Acres Developed	15.75	793.02
Lots Added	76	1,616
Linear Feet of Public Roads Added	3,743	64,194
Linear Feet of Private Roads	0	5,027
Open Space Preserved (Acres)	0	206.58
Subdivisions Served by Septic	0	4
Subdivisions Served by Public Sewer	2	20
Subdivisions in Unincorporated Area	2	24
Subdivisions in Municipalities	0	0

TOTAL LOTS APPROVED BY COUNTY COUNCIL DISTRICT (FY 2024)

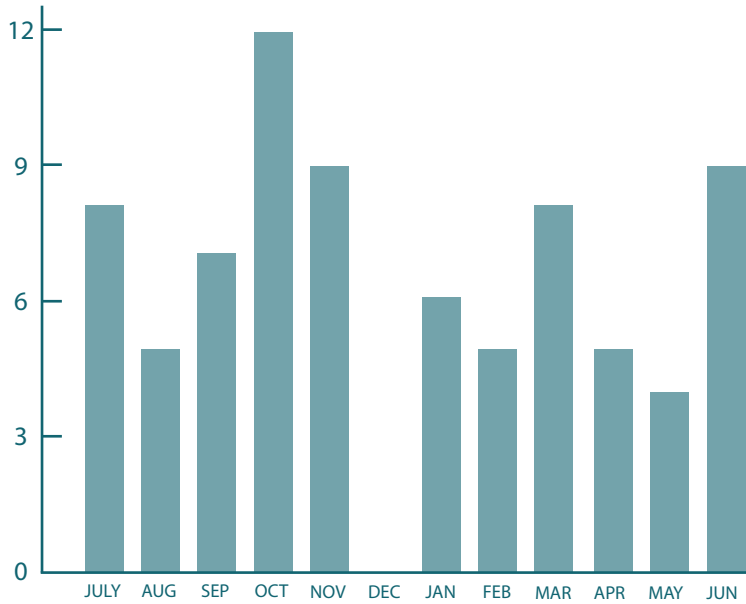


YEAR-TO-DATE TOTAL LOTS APPROVED BY COUNTY COUNCIL DISTRICT

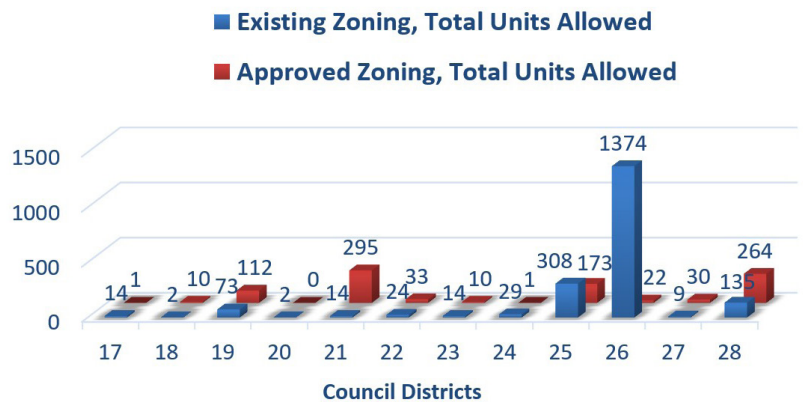
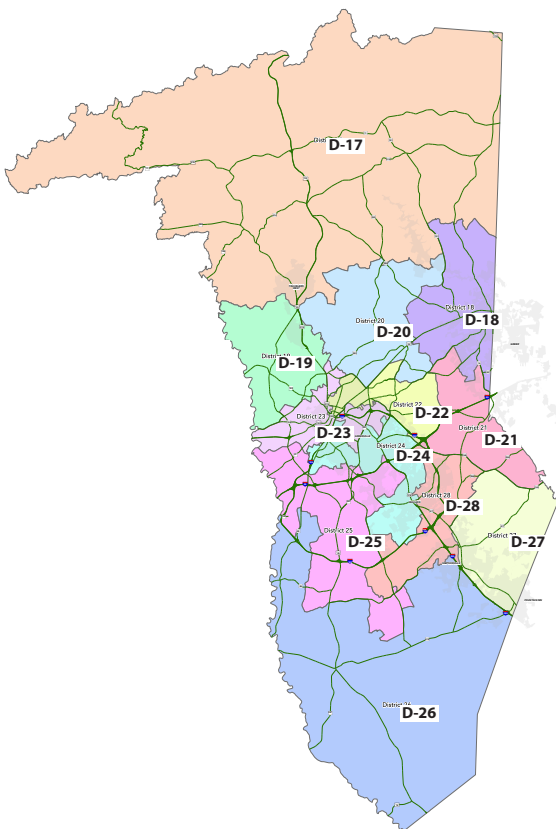


ZONING ADMINISTRATION

REZONING ACTIVITY (FY 2024)



Change in Total Dwelling Units Allowed Based on Rezoning Approvals by Council District (FY 2024)



MONTHLY BUILDING REPORT

Greenville County Planning and Code Compliance
Fiscal Year 2024
Summary Report May2024

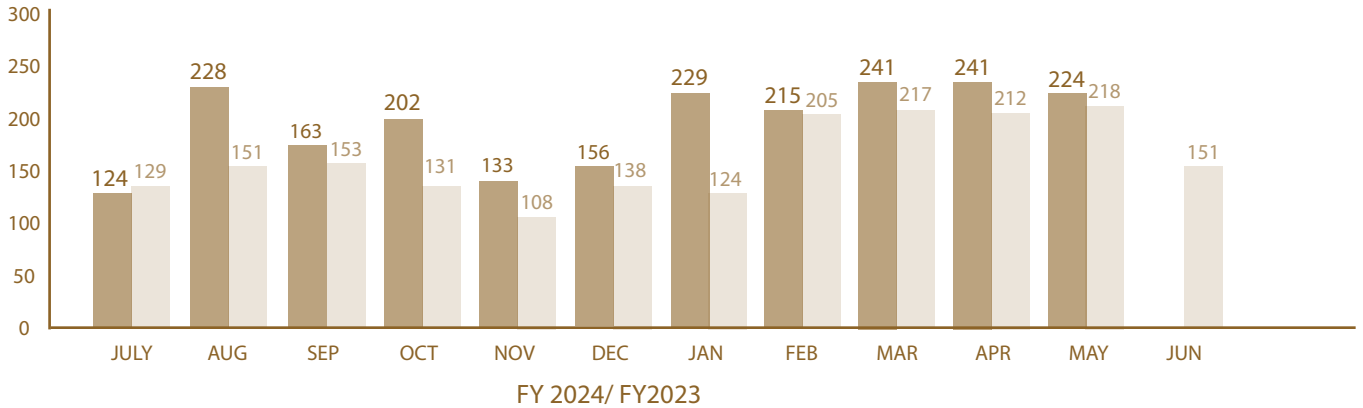
New Single Family Dwelling Starts (July 2023 - June 2024) -	2,186
New Single Family Dwelling Starts (Month of May 2024) -	224
New Commercial Starts - (Month of May 2024) -	17

	Current Mth May-24	Last Month Apr-24	YTD - FY24 7/23 - 6/24	Prior Yr Same Mth May-23	YTD - FY23 7/22 - 6/23
<u>PERMITS ISSUED:</u>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	188	232	2,023	872	8,788
COMMERCIAL NEW CONSTRUCTION	5	5	79	21	579
OTHER NEW CONSTRUCTION	190	233	2,955	292	1,863
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	22	210	2,872	367	3,508
SIGN PERMITS	23	22	273	26	319
RESIDENTIAL RENOVATION	93	142	1,354	414	4,789
COMMERCIAL RENOVATION	79	104	1,079	151	1,852
MOBILE HOMES	38	18	309	16	226
TOTAL PERMITS ISSUED	638	966	10,944	2,159	21,924
<u>FEES COLLECTED:</u>					
RESIDENTIAL NEW CONSTRUCTION (SFD, Townhouse, Condo)	\$635,612.00	\$734,909.50	\$ 5,830,842.30	\$201,231.50	\$ 2,000,163.50
COMMERCIAL NEW CONSTRUCTION	\$26,034.38	\$22,663.13	\$ 1,772,643.26	\$27,581.00	\$ 971,471.50
OTHER NEW CONSTRUCTION	\$45,327.25	\$43,592.00	\$ 482,076.83	\$15,488.00	\$ 117,997.50
STAND ALONE PERMITS (Electrical/Mechanical/Plumbing)	\$40,181.79	\$52,279.89	\$ 605,679.86	\$22,208.00	\$ 186,157.95
SIGN PERMITS	\$3,492.98	\$3,590.60	\$ 39,398.85	\$1,233.00	\$ 15,739.50
RESIDENTIAL RENOVATION	\$53,273.25	\$72,840.55	\$ 680,813.12	\$35,488.25	\$ 371,460.25
COMMERCIAL RENOVATION	\$57,507.85	\$72,621.29	\$ 1,049,688.65	\$30,577.50	\$ 423,866.00
MOBILE HOMES	\$6,600.00	\$3,870.00	\$ 51,721.30	\$1,260.00	\$ 16,950.00
TOTAL FEES COLLECTED - PERMITS	\$868,029.50	\$1,006,366.96	\$10,512,864.17	\$335,067.25	\$4,103,806.20
OTHER FEES (Collections for departmental/other agencies)	\$4,644.96	\$6,028.12	\$ 372,468.85	\$6,295.51	\$ 132,002.89
GRAND TOTAL FEES	\$872,674.46	\$1,012,395.08	\$10,885,333.02	\$341,362.76	\$4,235,809.09
<u>INSPECTIONS PERFORMED:</u>					
ELECTRICAL	1,854	1,824	19,130	2,158	23,258
PLUMBING	1,463	1,509	14,316	1,638	15,288
MECHANICAL	1,429	1,613	17,401	1,900	19,493
BUILDING	3,163	3,124	32,433	3,258	32,338
MANUFACTURED HOMES	23	17	471	47	497
Total Building Safety Inspections	7,932	8,087	83,751	9,001	90,874
CODE ENFORCEMENT	2,449	892	11,947	912	8,193
FLOODPLAIN	14	13	157	9	134
TOTAL ALL INSPECTIONS	10,395	8,992	95,855	9,922	99,201
Certificates of Occupancy (Res-200;- Comm-64; MH-18)	282	255	2,645	298	2,901

BUILDING PERMITS

CONSTRUCTION ACTIVITY

New Single Family Dwelling Starts (July 2023 - June 2024): 2,186
 New Single Family Dwelling Starts (Month of May 2024): 224
 New Commercial Starts - (Month of May 2024): 17



New Single-Family Detached Housing Starts (Calendar Year)

2018 total: 2,275

2021 total: 2,332

2024 total: 1,180

2019 total: 1,951

2022 total: 1,661

2020 total: 2,129

2023 total: 2,141

MONTHLY STATISTICS

COMMERCIAL PROJECTS SUBMITTED FOR REVIEW

May 2024:

- New construction projects: **57**
- Total project value: **\$31,079,301**

2024 Calendar Year Totals:

- Total commercial projects: 208
- Total project value: \$107,788,509

May 2023:

- New construction projects: 23
- Total project value: **\$138,867,510**

2023 Calendar Year Totals:

- Total commercial projects: 161
- Total project value: \$32,668,546

FLOODPLAIN ADMINISTRATION

Reviews:

Monthly Total: 324
 2024 Total: 1,209

- FMA grant for Enoree Basin Study. Council approved. Project awarded to Woolpert. Work is proceeding on schedule.
- Awarded Woolpert two additional Basin Studies. Both projects underway. Final reports expected by mid-year.